Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-5327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of October, 2025

Notary Public

Commission Expires: 2.21.28

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1338627 DEEDWARR
10/27/2025 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20251027-0085105

Address of New Owner	Send Tax Bills To:	Map & Parcel
MSH Innovative Solutions LLC and Buchanan Unlimited Holdings LLC 723 Yowell Ave Madison, TN 37115	New Owner	052-02-0-023

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lan Chen, surviving tenant by the entirety of Ken Pachmayr

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MSH Innovative Solutions LLC, a Limited Liability Company, and Buchanan Unlimited Holdings LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17 and the easterly one-half of Lot No. 18 of Block "G" on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said Lot and part of lot adjoin and front together 75 feet on the northerly side of Yowell Avenue and run back between parallel lines 145 feet to a dead line.

BEING the same property conveyed by Warranty Deed from Erma Reed Forkum, unmarried to Lan Chen, a married woman, of record in Instrument No. 20010420-0039562 in Davidson County, Tennessee Register of Deeds, dated and recorded April 20, 2001.

BEING the same property conveyed by Quit Claim Deed from Lan Chen, a married woman and joined by her spouse Ken Pachmayr to Ken Pachmayr and Lan Chen, husband and wife as joint tenants with right of survivorship and not as tenants in common, of record in Instrument No. 20030813-0115610 in Davidson County, Tennessee Register of Deeds, dated July 31, 2003 and recorded August 13, 2003.

The said Ken Pachmayr passed away on or about April 13, 2017, leaving the said Lan Chen as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 723 Yowell Ave, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of October, 2025.

Lan Chen

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Fairfax

On this ~~24th~~ 23 day of October, 2025, before me personally appeared Lan Chen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~24th~~ 23 day of October, 2025.

Notary Signature
My commission expires: 31 May 2028

DAVID T TSUI
NOTARY PUBLIC
REGISTRATION # 7733553
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 05/31/2029

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-24-2025

Affiant Signature

10/24/2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 24 day of October, 2025.

CINDY PERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (SEAL)

Notary Public

My Commission Expires: 4.19.2027

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